

## COMMITTEE OF ADJUSTMENT AGENDA SCARBOROUGH PANEL

**Hearing Date:** January 24, 2012

**Time:** 9:30 a.m.

**Location:** Council Chamber - Scarborough Civic Centre - 150 Borough Drive

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**1. OPENING REMARKS**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**

**2. DEPUTATION ITEMS**

**The following applications will be heard at 9:30 a.m. or shortly thereafter:**

File Number	Property	Community (Ward)
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**COMBINED APPLICATIONS**

- |    |   |   |
|----|---|---|
| 1. | B051/11SC,<br>A235/11SC<br>(PART 1),<br>A236/11SC<br>(PART 2)     | 38 RED DEER AVE<br>Scarborough Southwest (36) |
| 2. | B054/11SC,<br>A256/11SC<br>(PART 2),<br>A257/11SC<br>(PART 1)     | 163 CORNELL AVE<br>Scarborough Southwest (36) |
| 3. | B057/11SC,<br>A260/11SC<br>(PART 1) AND<br>A261/11SC<br>(PART 2), | 206 CONLINS RD<br>Scarborough East (44)       |

- |    |  |                   |                       |
|----|--|-------------------|-----------------------|
| 4. | B058/11SC,<br>B059/11SC,<br>B060/11SC &<br>B061/11SC | 38 TIDESWELL BLVD | Scarborough East (44) |
|----|--|-------------------|-----------------------|

**CONSENT APPLICATIONS**

- |    |           |                         |                       |
|----|-----------|-------------------------|-----------------------|
| 5. | B050/11SC | 15 VALMOUNT AVE         | Scarborough East (44) |
| 6. | B063/11SC | 51 CONLINS RD           | Scarborough East (44) |
| 7. | B064/11SC | 39 CONLINS RD           | Scarborough East (44) |
| 8. | B068/11SC | 10137 SHEPPARD<br>AVE E | Scarborough East (44) |

**VARIANCE APPLICATIONS**

- |     |                           |                            |                            |
|-----|---------------------------|----------------------------|----------------------------|
| 9.  | A163/11SC                 | 1-85 ELLESMERE RD          | Scarborough Centre (37)    |
| 10. | A199/11SC                 | 3334 DANFORTH AVE          | Scarborough Southwest (35) |
| 11. | A243/11SC &<br>AA244/11SC | 20 NORTH<br>BONNINGTON AVE | Scarborough Southwest (35) |
| 12. | A268/11SC                 | 42 QUEENSBURY<br>AVE       | Scarborough Southwest (36) |
| 13. | A269/11SC                 | 129 GRADWELL DR            | Scarborough Southwest (36) |
| 14. | A270/11SC                 | 75 COVERDALE CRES          | Scarborough-Agincourt (39) |
| 15. | A271/11SC                 | 16 LYME REGIS CRES         | Scarborough Southwest (36) |
| 16. | A272/11SC                 | 167 FALLINGBROOK<br>RD     | Scarborough Southwest (36) |
| 17. | A277/11SC                 | 17 BESWICK PARK<br>CRT     | Scarborough-Agincourt (39) |
| 18. | A278/11SC                 | 13 SOUTH<br>BONNINGTON AVE | Scarborough Southwest (36) |
| 19. | A284/11SC                 | 17 BROOKLAWN AVE           | Scarborough Southwest (36) |
| 20. | A285/11SC                 | 114 BUDEA CRES             | Scarborough-Agincourt (40) |
| 21. | A286/11SC                 | 34 COCKBURN DR             | Scarborough East (44)      |

- 22. A287/11SC      120 DUNINGTON DR      Scarborough Southwest (36)
- 23. A290/11SC      23 ASPENDALE DR      Scarborough Centre (38)
- 24. A291/11SC      18 GROVE HILL DR      Scarborough-Agincourt (39)
- 25. A292/11SC      6714 KINGSTON RD      Scarborough East (44)
- 26. A298/11SC      18 NUFFIELD DR      Scarborough East (43)

**3. OTHER BUSINESS**

**4. ONTARIO MUNICIPAL BOARD**

**Appeal:**

File Number:	A208/11SC	Zoning	Employment , Community Commercial, Recreational (E, CC, RU)
		Ward:	Scarborough-Rouge River (41)
Property Address:	<b>4186 FINCH AVE E</b>	Community:	
Legal Description:	PL 3435 PT LT3,PL 3530 PT LT3,4,CON 4 PT LT26 & 27,PT RD CLSD.BETW'NLT26,27 NOW RP 64R12091 PT 1 TO 7		

**Withdrawn:**

File Number:	A203/11SC	Zoning	Agricultural Uses (AG)
		Ward:	Scarborough-Agincourt (39)
Property Address:	<b>3024 KENNEDY RD</b>	Community:	L'Amoreaux Community
Legal Description:	PLAN 3373 LOT 2		

**Order:**

File Number:	B014/11SC A074/11SC, A075/11SC	Zoning	Single Family Residential (S) Zone
		Ward:	Scarborough-Agincourt (39)
Property Address:	<b>10 MARILYN AVE</b>	Community:	Tam O'Shanter Community
Legal Description:	PLAN 3666 PT LOT 68 LT 69		

**4. DATE OF NEXT MEETING: Tuesday, February 21, 2012**

**5. ADJOURNMENT**

**The following applications will be heard at 9:30 a.m. or shortly thereafter:**

**1. 15 VALMOUNT AVE**

File Number:	B050/11SC	Zoning	Single-Family Residential (S) Zone
Property Address:	<b>15 VALMOUNT AVE</b>	Ward:	Scarborough East (44)
Legal Description:	PLAN 2732 PT LOT 13	Community:	Highland Creek Community

**THE CONSENT REQUESTED:**

This application is for consent to sever the land to create one additional lot. The Committee of Adjustment approved an application to sever the property in 2010, but the lots were not registered and the consent expired. The owners are now requesting consent to sever the property again. The lots to be conveyed and retained would each have a frontage of 15.9 metres on Valmount Avenue and a lot area of 485 m<sup>2</sup>, and are shown on the attached Lot Division Plan.

**2. 38 RED DEER AVE**

File Number:	B051/11SC, A235/11SC (PART 1), A236/11SC (PART 2)	Zoning	Single Family Residential (S)
Property Address:	<b>38 RED DEER AVE</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN 1816 LOT 32	Community:	Birchcliff Community

**THE CONSENT REQUESTED:**

To sever the site into two lots, indicated as Part 1 and Part 2 on the attached lot division plan. Part 1 and Part 2 would each have a frontage of 7.62 m, a depth of 38.12 m, and a lot area of 290.47 m<sup>2</sup>. The owner is proposing to demolish the existing house and build two new detached houses. Variance applications have been submitted by the owner for each proposed lot as indicated below.

**REQUESTED VARIANCES TO THE ZONING BY-LAW**

**Part 1- File # A235/11SC**

1. The minimum required frontage is 12 m.  
The proposed frontage is 7.62 m.
2. The minimum required side yard setback is 0.9 m.  
The proposed side yard setback on the south side is 0.6 m.
3. The required parking space size (unobstructed) is 3.3 m width by 5.7 m length.  
The proposed parking space is 2.7 m width by 6.1 m length.

4. The maximum permitted coverage is 33% of the lot area or 95.8 m<sup>2</sup>.  
The proposed lot coverage is 35% or 100.6 m<sup>2</sup>.

**Part 2 – File # A236/11SC**

1. The minimum required frontage is 12 m.  
The proposed frontage is 7.62 m.
2. The minimum required side yard setback is 0.9 m.  
The proposed side yard setback on the north side is 0.6 m.
3. The required parking space size (unobstructed) is 3.3 m width by 5.7 m length.  
The proposed parking space is 2.7 m width by 6.1 m length.
4. The maximum permitted coverage is 33% of the lot area or 95.8 m<sup>2</sup>.  
The proposed lot coverage is 35% or 100.6 m<sup>2</sup>.

**3. 163 CORNELL AVE**

File Number:	B054/11SC, A256/11SC (PART 2), A257/11SC (PART 1)	Zoning	Single Family Residential (S)
Property Address:	<b>163 CORNELL AVE</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN 1816 PT LOTS 5 AND 6	Community:	Birchcliff Community

**THE CONSENT REQUESTED:**

To sever the site into two lots, indicated as Part 1 and Part 2 on the attached lot division plan. Part 1 and Part 2 would each have a frontage of 7.62 m, a depth of 38.10 m, and a lot area of 290.32 m<sup>2</sup>. The owner is proposing to demolish the existing house and build two new detached houses. Variance applications have been submitted by the owner for each proposed lot as indicated below.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**Part 1 – File # A257/11SC**

1. The minimum required frontage is 12 m.  
The proposed frontage is 7.61 m.
2. The minimum required side yard setback is 0.9 m.  
The proposed side yard setback on the south side is 0.6 m.
3. The maximum permitted coverage is 33% of the lot area or 95.7 m<sup>2</sup>.  
The proposed lot coverage is 43% or 124.8 m<sup>2</sup>.
4. The maximum permitted floor area is 0.6 times the lot area to a maximum of floor area of 204 m<sup>2</sup>.  
The proposed floor area is 0.76 times the lot area or 220.89 m<sup>2</sup>.

**Part 2 – File # A256/11SC**

1. The minimum required frontage is 12 m.  
The proposed frontage is 7.61 m.

2. The minimum required side yard setback is 0.9 m.  
The proposed side yard setback on the north side is 0.6 m.
3. The maximum permitted coverage is 33% of the lot area or 95.7 m<sup>2</sup>.  
The proposed lot coverage is 43% or 124.8 m<sup>2</sup>.
4. The maximum permitted floor area is 0.6 times the lot area to a maximum of floor area of 204 m<sup>2</sup>.  
The proposed floor area is 0.76 times the lot area or 220.89 m<sup>2</sup>.

#### **4. 206 CONLINS RD**

File Number:	B057/11SC, A260/11SC (PART 1) AND A261/11SC (PART 2),	Zoning	Single Family Residential
Property Address:	<b>206 CONLINS RD</b>	Ward:	Scarborough East (44)
Legal Description:	PLAN 1220 PT BLK A	Community:	Highland Creek Community

#### **THE CONSENT REQUESTED:**

To sever the site into two residential lots, identified as Parts 1 and 2 on the attached plan. The Retained Lot (Part 1) and the Conveyed Lot (Part 2) will each have a frontage of 13.56 m, a depth of 50.37 m and an area of 683 square metres. It is proposed to develop each of these lots with a two-storey single family dwelling. The existing house will be demolished. In order to facilitate this proposal, relief from the provisions of the Zoning By-law is being requested as indicated below.

#### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**For the Retained Lot (Part 1) and the Conveyed Lot (Part 2)—File Nos. A260/11SC and A261/11SC:**

1. The minimum required lot frontage for each lot is 15 m.  
Each lot will have a frontage of 13.56 m.
2. The minimum required lot area for each lot is 696 m<sup>2</sup>.  
Each lot will have an area of 683 m<sup>2</sup>.

#### **5. 38 TIDESWELL BLVD**

File Number:	B058/11SC, B059/11SC, B060/11SC & B061/11SC	Zoning	Multiple Family Residential (MF) Zone
Property Address:	<b>38 TIDESWELL BLVD</b>	Ward:	Scarborough East (44)
Legal Description:	CON 2 PT LOT 3	Community:	Rouge Community

**THE CONSENT REQUESTED:**

The owners are requesting the consent of the Committee of Adjustment to create lots for a 13-unit street townhouse development at 38 Tideswell Boulevard with access from a private lane. The proposed 13 residential lots and private lane would constitute parcels for the purpose of establishing a common element condominium corporation. Four proposed townhouse lots would have frontages on Tideswell Boulevard, and nine lots would have access only from the private lane, as shown on the attached Lot Division Plan. (A separate application for condominium approval will be considered by Scarborough Community Council at a later date under File No. 20 11 308557 ESC 44).

**6. 51 CONLINS RD**

File Number:	B063/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>51 CONLINS RD</b>	Ward:	Scarborough East (44)
Legal Description:	PLAN M562 PT BLK D	Community:	Highland Creek Community

**THE CONSENT REQUESTED:**

To sever the property into two lots as indicated on the attached lot division plan. Part 1 and Part 2 would each have a frontage of 15.24 m, a depth of 66.59 m, and lot area of 1014.78 m<sup>2</sup>.

**7. 39 CONLINS RD**

File Number:	B064/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>39 CONLINS RD</b>	Ward:	Scarborough East (44)
Legal Description:	PLAN M562 PT BLK D	Community:	Highland Creek Community

**THE CONSENT REQUESTED:**

To sever the property into two lots as indicated on the attached lot division plan. Part 1 and Part 2 would each have a frontage of 15.24 m, a depth of 66.59 m, and lot area of 1014.78 m<sup>2</sup>.

**8. 10137 SHEPPARD AVE E**

File Number:	B068/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>10137 SHEPPARD AVE E</b>	Ward:	Scarborough East (44)
Legal Description:	PART OF LOT 6 RP 4234	Community:	Rouge Community

**THE CONSENT REQUESTED:**

To sever the property into two lots, as indicated on the attached lot division plan. The conveyed lot (Part 1) and the retained lot (Part 2) would each have a frontage of 30.48 m, a depth of 23.77 m, and a lot area of 724.5 m<sup>2</sup>.

**9. 1-85 ELLESMERE RD**

File Number:	A163/11SC	Zoning	Community Commercial (CC) Zone
Property Address:	<b>1-85 ELLESMERE RD</b>	Ward:	Scarborough Centre (37)
Legal Description:	PLAN M646 BLK A	Community:	Maryvale Community

**PURPOSE OF THE APPLICATION:**

This application is for a proposal by Parkway Mall to expand and renovate the property on the west side of the site. The proposed improvements include a proposed demolition of an existing retail wing at the west end of the existing mall and two new retail buildings along the Ellesmere Road and Victoria Park Avenue frontages.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

1. Existing retail/commercial uses located in the basement,  
WHEREAS in areas zoned "CC", the basement may be used only for storage purposes for the occupants of the building.
  
2. Proposed minimum parking rate of 3.02 parking spaces per 100 sq. m. of gross floor area, minus the gross floor area of public walkways and malls and truck access, for all Commercial Uses other than buildings or floors used solely for offices,  
WHEREAS a minimum parking rate of 4.0 parking spaces per 100 sq. m. of gross floor area is required for Commercial Uses when the total gross floor area of Commercial Uses, minus the gross floor area of buildings or floors used solely for office uses, exceeds 20,000 square metres. (In 2005, the Committee of Adjustment approved a variance to permit the minimum parking rate to be reduced to 3.88 parking spaces per 100 sq. m. of gross floor area for Commercial Uses.)

## 10. 3334 DANFORTH AVE

File Number:	A199/11SC	Zoning	HC-Highway Commercial
Property Address:	<b>3334 DANFORTH AVE</b>	Ward:	Scarborough Southwest (35)
Legal Description:	PLAN 1952 PT LOT 180	Community:	Oakridge Community

### PURPOSE OF THE APPLICATION:

The owners, Baitul Mukarram Islamic Society, propose to continue to use the property for a place of worship. There are 5 parking spaces on the property, but the zoning by-law requires a minimum of 20 parking spaces on the property. The Committee of Adjustment approved a variance in 2007 to permit this parking shortfall for a period of one year. The owners are now asking the Committee for approval of the variance again.

### REQUESTED VARIANCE TO THE ZONING BY-LAW:

To permit a parking ratio of 1.985 spaces per 100 square metres of gross floor area, or a total of 5 parking spaces for the existing place of worship, whereas the Zoning By-law requires a minimum parking ratio of 7.7 spaces per 100 square metres of gross floor area for places of worship, or a total of 20 parking spaces in this case.

## 11. 20 NORTH BONNINGTON AVE

File Number:	A243/11SC & AA244/11SC	Zoning	Single Family (S) or Two Family (T) Residential Zone
Property Address:	<b>20 NORTH BONNINGTON AVE</b>	Ward:	Scarborough Southwest (35)
Legal Description:	PLAN 1882 LOT 332 LOT 333	Community:	Birchmount Park Community

### PURPOSE OF THE APPLICATION:

This application is for variances to permit the construction of two houses on the property at 20 North Bonnington Avenue. The owner is proposing to demolish the existing house. Since the property consists of two whole lots in a Registered Plan (Lots 332 and 333, Plan 1882), the lots can be conveyed without the consent of the Committee of Adjustment.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. To permit a house to be built on each lot (Lot 332 and Lot 333) having a minimum lot area of 321 m<sup>2</sup> WHEREAS the zoning by-law requires a minimum lot area of 325 m<sup>2</sup>
2. To permit a maximum lot coverage of 39.25% on each lot WHEREAS the zoning by-law permits a maximum lot coverage of 33%

## 12. 42 QUEENSBURY AVE

File Number:	A268/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>42 QUEENSBURY AVE</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN 1477 PT LOT 9	Community:	Birchcliff Community

### **PURPOSE OF THE APPLICATION:**

To construct a second storey addition over the existing house, a one storey addition at the rear, a second floor covered terrace at the front, and a second floor terrace at the rear.

### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The minimum required building setback is 6 m from the street line.  
The proposed building setback is 4.11 m.
2. The maximum permitted coverage is 33% of the lot area or 139 m<sup>2</sup>.  
The proposed lot coverage is 37% or 157 m<sup>2</sup>.
3. The minimum required dimensions of a parking space is 5.6 m length by 3.0 m width.  
The proposed parking space is 5 m length by 3 m width.

## 13. 129 GRADWELL DR

File Number:	A269/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>129 GRADWELL DR</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN M475 PT LOT 178 PT LOT 179	Community:	Cliffcrest Community

### **PURPOSE OF THE APPLICATION:**

To construct a second and third storey addition over the footprint of the existing ground floor level of the single family dwelling.

### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The minimum required south side yard setback is 0.9 m.  
The proposal will maintain the existing south side yard setback of 0.32 m.
2. The maximum permitted building height is 9 m.  
The proposed building height is 10.5 m.

3. The maximum number of storeys excluding basements is two.  
The dwelling will be three storeys.
4. The minimum required front yard building setback is 6 m.  
The proposal will maintain the existing front yard setback of 4.53 m.
5. The minimum required parking space width is 3.3 m.  
The existing parking space has a width of 2.41 m.

#### **14. 75 COVERDALE CRES**

File Number:	A270/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>75 COVERDALE CRES</b>	Ward:	Scarborough-Agincourt (39)
Legal Description:	PLAN M2006 LOT 210	Community:	Steeles Community

**PURPOSE OF THE APPLICATION:**

To create basement walkout stairs within the existing attached garage of the single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

The minimum required depth for a parking space is 5.7 m.  
The depth of the parking space within the garage is 5.04 m.

#### **15. 16 LYME REGIS CRES**

File Number:	A271/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>16 LYME REGIS CRES</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN M940 LOT 26	Community:	Cliffcrest Community

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the garage, a two storey addition at the side of the house, a one storey addition at the rear, a one storey addition at the front, and a new deck at the rear.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The maximum permitted floor area is 0.5 times the lot area to a maximum floor area of 279 m<sup>2</sup>.  
The proposed floor area is 0.46 times the lot area or 294 m<sup>2</sup>.

2. The minimum side yard setback is 1.8 m.  
The proposal will maintain the existing side yard setback on the north side at 1.24 m.

## **16. 167 FALLINGBROOK RD**

File Number:	A272/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>167 FALLINGBROOK RD</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN 3546 LOT 15	Community:	Birchcliff Community

### **PURPOSE OF THE APPLICATION:**

To construct a one-storey addition at the northeast corner of the bungalow, a second storey addition over the building, as extended, plus a porch at the front and a deck and basement walkout at the rear.

### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The minimum required front yard setback is 6 m.  
The proposed front yard setback is 3.68 m, measured to the front porch.
2. The minimum required side yard setback is 0.45 m.  
The proposal will maintain the existing south side yard setback of 0.33 m for both ground and upper floor.
3. The maximum permitted coverage is 33% of the lot area.  
The proposed lot coverage is 41.88% of the lot area.
4. The maximum permitted building height is 9 m.  
The proposed building height is 9.75 m.
5. The maximum permitted floor area is 0.6 times the lot area.  
In this case, the proposed floor area is 0.71 times the lot area.
6. The minimum required front yard landscaping is 50% of the front yard.  
The proposed front yard landscaping is 47.3% of the front yard.

## **17. 17 BESWICK PARK CRT**

File Number:	A277/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>17 BESWICK PARK CRT</b>	Ward:	Scarborough-Agincourt (39)
Legal Description:	PLAN 66M2465 LOT 10	Community:	Steeles Community

**PURPOSE OF THE APPLICATION:**

To construct a new sunroom with a deck on top at the rear of the existing single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

- 1. The minimum required rear yard setback is 5.5 m.  
The proposed rear yard setback is 2.97 m.

**18. 13 SOUTH BONNINGTON AVE**

File Number:	A278/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>13 SOUTH BONNINGTON AVE</b>	Ward:	Scarborough Southwest (36)
		Community:	Cliffside Community
Legal Description:	PLAN 1964 LOT 70		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey detached dwelling. The existing house will be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

- 1. The maximum permitted coverage is 33% of the area of the lot.  
The proposed coverage is 41.24% of the area of the lot (145.35 m<sup>2</sup>).
- 2. The maximum permitted gross floor area is 0.6 times the lot area to a maximum of 204 m<sup>2</sup>.  
The proposed gross floor area is 0.76 times the lot area (267 m<sup>2</sup>).

**19. 17 BROOKLAWN AVE**

File Number:	A284/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>17 BROOKLAWN AVE</b>	Ward:	Scarborough Southwest (36)
		Community:	Cliffcrest Community
Legal Description:	PLAN 2347 PT LOT 459 PT LOT 460		

**PURPOSE OF THE APPLICATION:**

To construct a new two storey single family dwelling. The existing house will be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The maximum permitted floor area is 0.4 times the lot area to a maximum of 232 m<sup>2</sup>.  
The proposed floor area is 0.5 times the lot area or 219.9 m<sup>2</sup>.

**20. 114 BUDEA CRES**

File Number:	A285/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>114 BUDEA CRES</b>	Ward:	Scarborough-Agincourt (40)
Legal Description:	PLAN 4467 LOT 94	Community:	Maryvale Community

**PURPOSE OF THE APPLICATION:**

To construct a new two storey single family dwelling. The existing house will be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The maximum permitted coverage is 33% of the lot area or 154 m<sup>2</sup>.  
The proposed lot coverage is 35.8% or 167 m<sup>2</sup>.

**21. 34 COCKBURN DR**

File Number:	A286/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>34 COCKBURN DR</b>	Ward:	Scarborough East (44)
Legal Description:	PLAN 8135 LOT 296	Community:	Centennial Community

**PURPOSE OF THE APPLICATION:**

To maintain the existing pool pump house in the rear yard.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. Garages, Carports and other Accessory Buildings shall be distant not less than 450 mm from the nearest lot line.  
The proposal will maintain the existing setback of 0.0 mm.

## 22. 120 DUNINGTON DR

File Number:	A287/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>120 DUNINGTON DR</b>	Ward:	Scarborough Southwest (36)
Legal Description:	PLAN M550 PT LOT 4	Community:	Birchcliff Community

### **PURPOSE OF THE APPLICATION:**

To construct a roof over the existing front porch of the single family dwelling.

### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The maximum permitted coverage for all buildings and structure is 33% of the area of the lot or parcel. The proposed coverage is 37.2% of the area of the lot (105.6 m<sup>2</sup>), which represents the total area of the dwelling, front porch and detached garage.
2. The minimum required front yard setback is 6 m from the street line and the maximum permitted projection from the main wall for a roof canopy is 1.55 m. In this case, the existing house is setback 3.05 m from the front yard and the proposed roof canopy will project 2.13 m from the main front wall.

## 23. 23 ASPENDALE DR

File Number:	A290/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>23 ASPENDALE DR</b>	Ward:	Scarborough Centre (38)
Legal Description:	PLAN M771 LOT 110	Community:	Bendale Community

### **PURPOSE OF THE APPLICATION:**

To construct a second floor addition over the existing garage of the single family dwelling.

### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

The minimum required side yard setback is 1.8 m for a two-storey house. The proposed side yard setback on the east side is 1.2 m.

## 24. 18 GROVE HILL DR

File Number:	A291/11SC	Zoning	Single Family Residential (S)
Property Address:	<b>18 GROVE HILL DR</b>	Ward:	Scarborough-Agincourt (39)
Legal Description:		Community:	L'Amoreaux Community

### PURPOSE OF THE APPLICATION:

To construct a new two storey single family dwelling.

### REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. The maximum floor area permitted is 0.4 times the lot area or 396 m<sup>2</sup>.  
The proposed floor area is 0.49 times the lot area or 485.9 m<sup>2</sup>.
2. A garage or carport can accommodate not more than two motor vehicles.  
The proposal is for a 3 car garage.
3. The maximum dimension for a garage or accessory building structure is 7.6 m by 7.6 m.  
The proposed garage width is 9.65 m and the porch width is 11.51 m.
4. The combined total floor area of all garages, carports and other accessory buildings shall not exceed 75 m<sup>2</sup>.  
The proposed combined floor area is 83.8 m<sup>2</sup>.
5. The maximum permitted building height is 9 m.  
The proposed building height is 10 m.

## 25. 6714 KINGSTON RD

File Number:	A292/11SC	Zoning	Community Commercial (CC)
Property Address:	<b>6714 KINGSTON RD</b>	Ward:	Scarborough East (44)
Legal Description:	CON 2 PT LOT 1 RP64R11651 PART 1	Community:	Rouge Community

### PURPOSE OF THE APPLICATION:

To develop a commercial plaza with two buildings. The larger building will contain two retail units and three restaurants, and the smaller building will contain two restaurants. The Committee of Adjustment approved a variance on July 21, 2011 to permit 50 parking spaces whereas 63 were required. The owners are now requesting a new parking variance to accommodate a new proposed mix of retail and restaurant uses.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. To permit 54 parking spaces.  
Whereas the Zoning By-law requires 117 parking spaces.

**26. 18 NUFFIELD DR**

File Number:	A298/11SC	Zoning	Single Family Residential (S) Zone
Property Address:	<b>18 NUFFIELD DR</b>	Ward:	Scarborough East (43)
Legal Description:	PLAN M753 LOT 39	Community:	Guildwood Community

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition over the existing bungalow, a porch at the front, plus an attached garage addition on the side of the house, with a deck at the rear

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. The minimum required side yard setback is 1.2 m.  
The proposed garage will be setback 0.63 m from the west side lot line.
2. The minimum required side yard setback for a two-storey dwelling is 1.8 m.  
The proposed side yard setback is 1.2 m from the east side lot line.
3. The maximum permitted height for a garage is 3.7 m.  
The proposed garage will have a height of 4.7 m.
4. The maximum permitted dimensions for a garage are 7.6 m by 7.6 m.  
The proposed garage will have dimensions of 6.53 m by 10.23 m.
5. The minimum required building setback from the street line is 7.5 m.  
The proposed building setback is 5.74 m.